



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Cherokee Lane Street Improvement Incentive

MEETING DATE: September 6, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council discuss and take appropriate action on a proposed incentive program to encourage property owners on Cherokee Lane to install street improvements.

BACKGROUND INFORMATION: The Cherokee Lane component of the Central City Revitalization Program provides that improvements along Cherokee Lane will be completed in two phases as shown on the attached exhibit. Phase I improvements include the construction of new street lighting and a new median with landscaping. The private sector contribution (50%) of the cost of these improvements will be funded through an Assessment District. In addition, the City will pay for drainage improvements and repaving the street. Phase II improvements include the installation of frontage improvements, i.e., curb, gutter, sidewalk and landscaping. According to the concept plan, Phase II improvements will be done by the individual property owners as development or renovation of their properties occurs.

Since the completion of Phase II work may be sporadic and occur over a lengthy period of time, and we have an opportunity to include this work in the Assessment District, staff recommends that an incentive be established to encourage installation of Phase II improvements now. The cost of the Phase II work could be included in the Assessment District and applied to the assessment for the individual parcel. This would provide an attractive financing option for the property owners, especially those who have existing agreements with the City to install street improvements within a specified time period. For example, the Seventh Day Adventist Church has agreed to install street improvements along the Cherokee Lane frontage of their property at the northwest corner of Cherokee Lane and Kettleman Lane by the year 2000. The proposed incentive could provide significant financial relief in meeting this obligation.

As an additional incentive, if the property owners were willing to include the cost of the Phase II work in their assessments, the City would provide the design for the required improvements at no charge. This would provide a substantial savings to the property owner since design services are generally valued at approximately ten percent of the cost of construction.

Staff feels that expediting the installation of Phase II improvements will enhance the revitalization program. The recommended incentives may provide the catalyst necessary to encourage property owners to act now. If Council approves this proposal, staff will notify all eligible property owners.

The Council should also be aware that they could require the installation of curb, gutters and sidewalks under the Streets and Highways Code. However, at this time, staff is recommending the above approach.

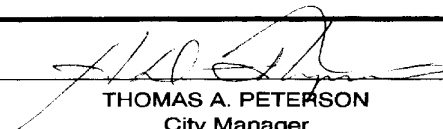
FUNDING: Assessment District Bonds and Street Fund


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer
Attachment

cc: City Attorney
Economic Development Coordinator
Associate Civil Engineer - Development Services
Freedman, Tung & Bottomley
Kjeldsen, Sinnock & Associates

APPROVED: _____

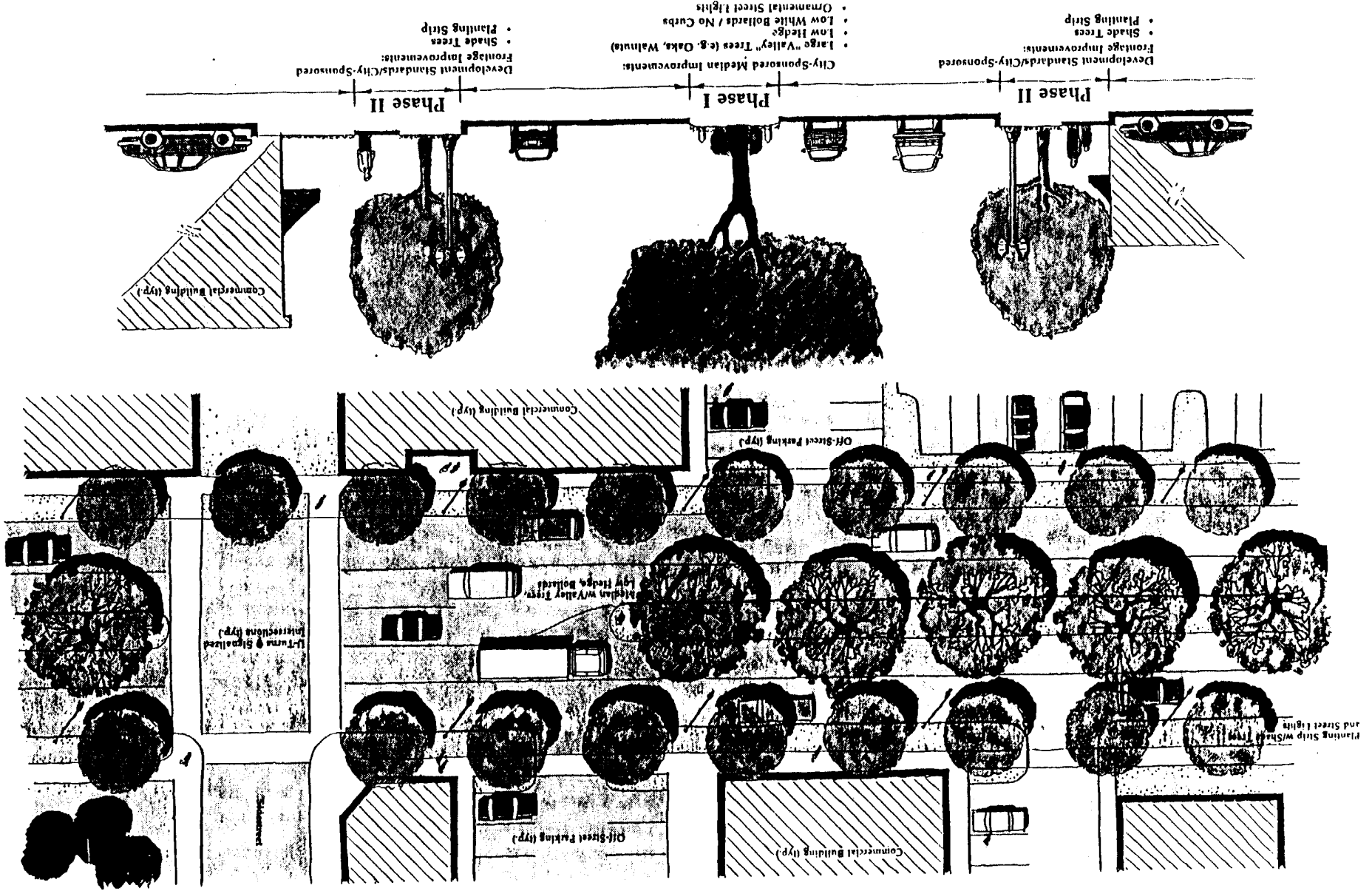

THOMAS A. PETERSON
City Manager



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PROPOSED IMPROVEMENTS

CHEROKEE LANE



CITY COUNCIL

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August 29, 1995

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P. O. Box 844
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SUBJECT: Cherokee Lane Street Improvement Incentive

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, September 6, 1995, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer, at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/im

Enclosure

cc: City Clerk
Dick Sanborn, Sanborn Chevrolet